

PROVIDED

TBD

ACCESSIBLE)

LOCATION MAP

1. THIS PLAN IS BASED ON A SURVEY BY:

COPYRIGHT ADC THE MAP PEOPLE PERMIT USE NO. 20602153-5 SCALE: 1"=2000'

2. SUBJECT PROPERTY DESCRIPTION: ASIAN SQUARE LLC, AS RECORDED IN LIBER 56324 FOLIO 133, TAX MAP GR33 N822.

3. SITE PLAN AREA: 53,736 S.F., 1.23 ACRES

5. ZONE: MXCD (MIXED-USE CORRIDOR DISTRICT)

9. ELEVATIONS ARE NGVD29 PER GPS OBSERVATIONS USING KEY NET GPS RTK (VRS) POSITIONS.

10. THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER MAP "FIRM, FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, MARYLAND AND INCORPORATED AREAS, PANEL 334 OF 480." DATED 09/29/2006.

REQUIRED/ALLOWED

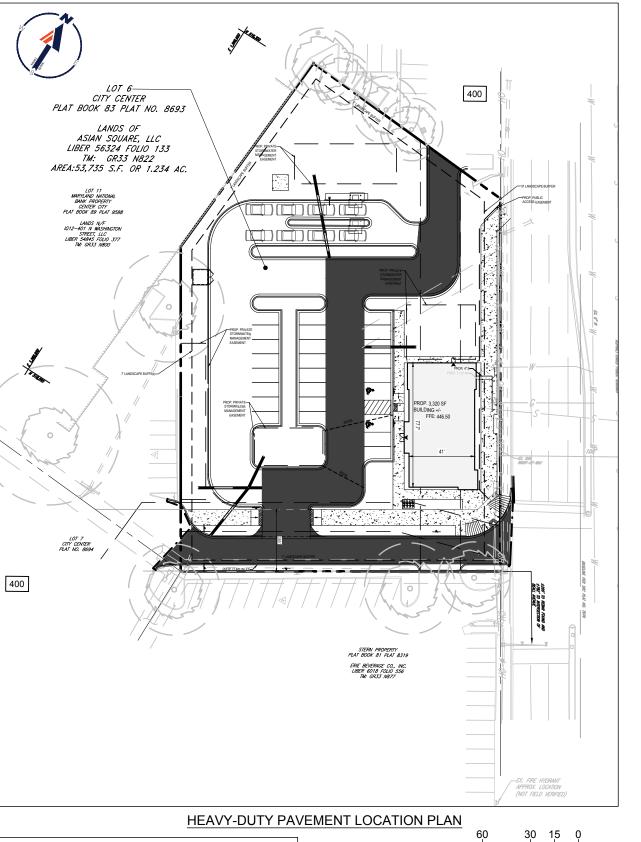
FRONT SETBACK (RTE 355 CENTERLINE; EAST) 16.0' SIDE SETBACK (NORTH) NONE 115.1' 50.9' SIDE SETBACK (SOUTH) NONE 139.7'

38 SPACES 4 RESERVOIR SPACES PER WINDOW OR FACILITY 29 SPACES (INCLUDES 8 (INCLUDES 8 RESERVOIR RESERVOIR SPACES) 1 SPACE PER 300 GROSS SQUARE FOOTAGE SPACES) (ADA SPACE`S - 2 (12 SPACES FOR BUILDING + 10 EMPLOYEES + 8 FOR (2 ADA SPACES - 1 MUST BE PROVIDED, 2 VAN VAN ACCESSIBLE)

NOTE: A SHORT TERM BICYCLE RACK HAS BEEN PROVIDED.

14. OPEN AREA AND PUBLIC USE SPACE PROVIDED REQUIRED TOTAL OPEN AREA REQUIRED 15% (8,060 SF) 45.8% (24,596 SF) 10% (5,373 SF) 40.1% (21,579 SF)

SHEET INDEX			
SHEET TITLE	SHEET NUMBER		
SITE PLAN	1		
FIRE TRUCK TURN	2		
GARBAGE TRUCK TURN	3		
DETAIL SHEET	4		





REVISIONS			
REV	DATE	COMMENT	DRAWN BY
1	10/14/19	PER DAWSON	AJH
'	10/14/19	EXTENSION PROJECT	NBS
2	01/23/20 NEW LAYOUT	NEW LAYOUT	AJH
		NEW EXTOOT	NBS



NOT APPROVED FOR CONSTRUCTION

It's fast. It's free. It's the law.

REVIEW AND APPROVAL. <u>IT IS NOT INTENDED AS A CONSTRUCT DOCUMENT</u> UNLESS INDICATED OTHERWISE. PROJECT No.: DRAWN BY: CHECKED BY: DATE: CAD I.D.:

PROJECT:

SITE PLAN

CHASE **BANK**

PROPOSED

DEVELOPMENT 460 HUNGERFORD DRIVE MONTGOMERY COUNTY

ROCKVILLE, MARYLAND

ELECTION DISTRICT 4

16701 MELFORD BLVD, SUITE 310 **BOWIE, MARYLAND 20715** Phone: (301) 809-4500 Fax: (301) 809-4501 MD@BohlerEng.com

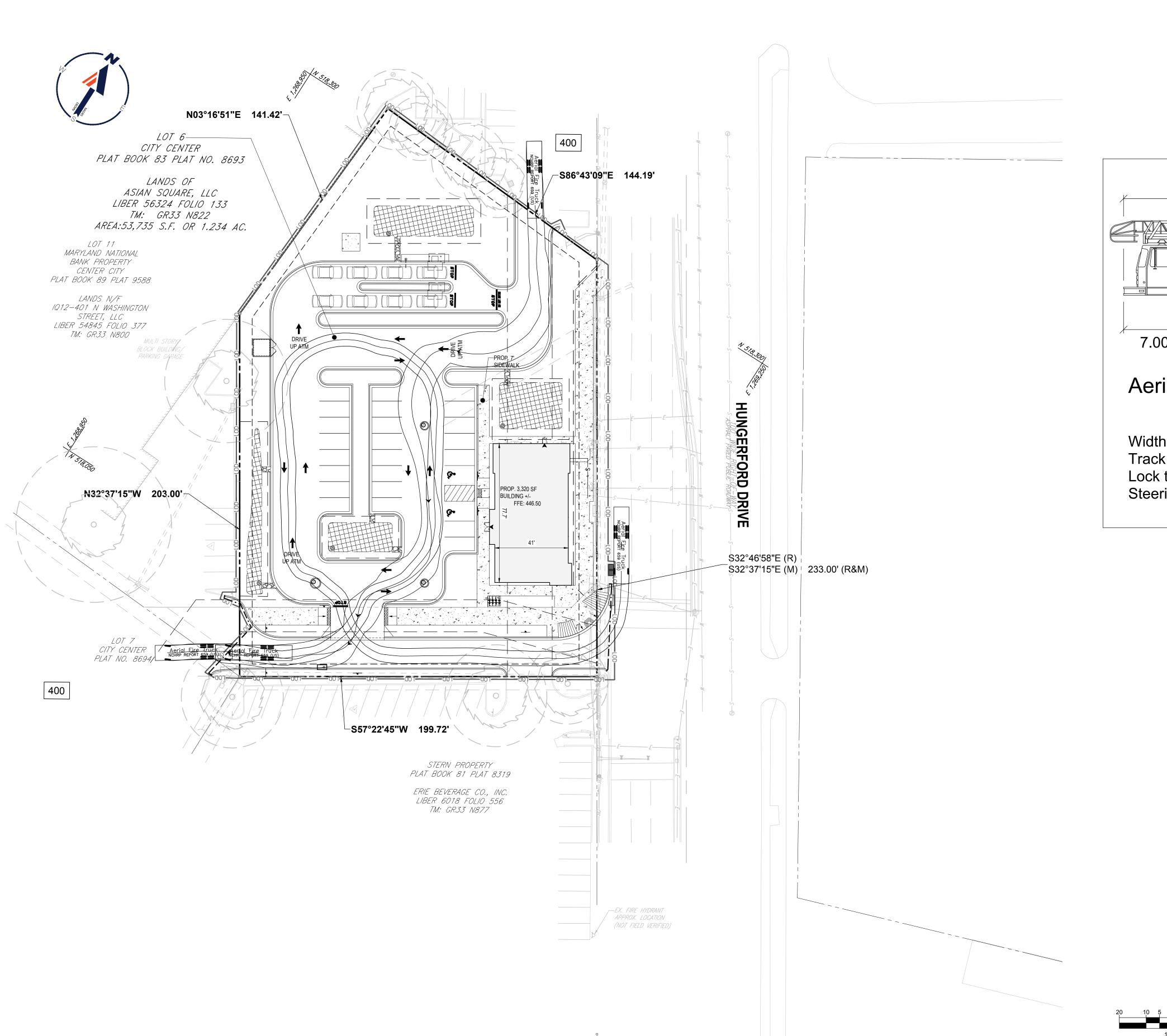


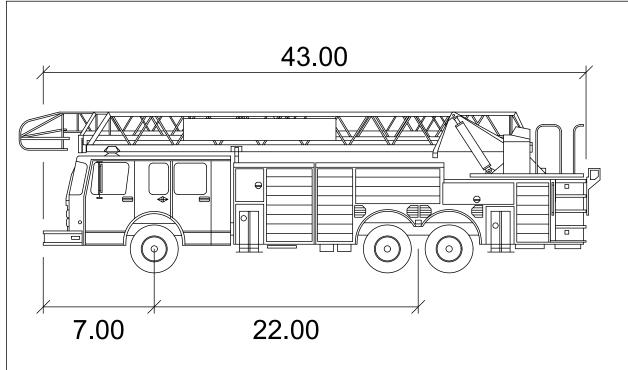
SHEET TITLE:

SITE PLAN

SHEET NUMBER:

REVISION 2 - 01/23/20





Aerial Fire Truck

fe	feet	
_	0	_

: 8.50 Track : 8.50 : 6.0 Lock to Lock Time : 33.3 Steering Angle

NOT TO SCALE



REVISIONS					
ΞV	DATE	COMMENT	DRAWN BY CHECKED BY		
1	10/14/19	PER DAWSON EXTENSION PROJECT	AJH NBS		
2	01/23/20	NEW LAYOUT	AJH NBS		



NOT APPROVED FOR CONSTRUCTION

PROJECT No.: DRAWN BY: CHECKED BY: DATE: CAD I.D.: PROJECT:

SITE PLAN

CHASE BANK

PROPOSED DEVELOPMENT

460 HUNGERFORD DRIVE MONTGOMERY COUNTY ROCKVILLE, MARYLAND **ELECTION DISTRICT 4**

BOHLER/

16701 MELFORD BLVD, SUITE 310 **BOWIE, MARYLAND 20715** Phone: (301) 809-4500 Fax: (301) 809-4501 MD@BohlerEng.com

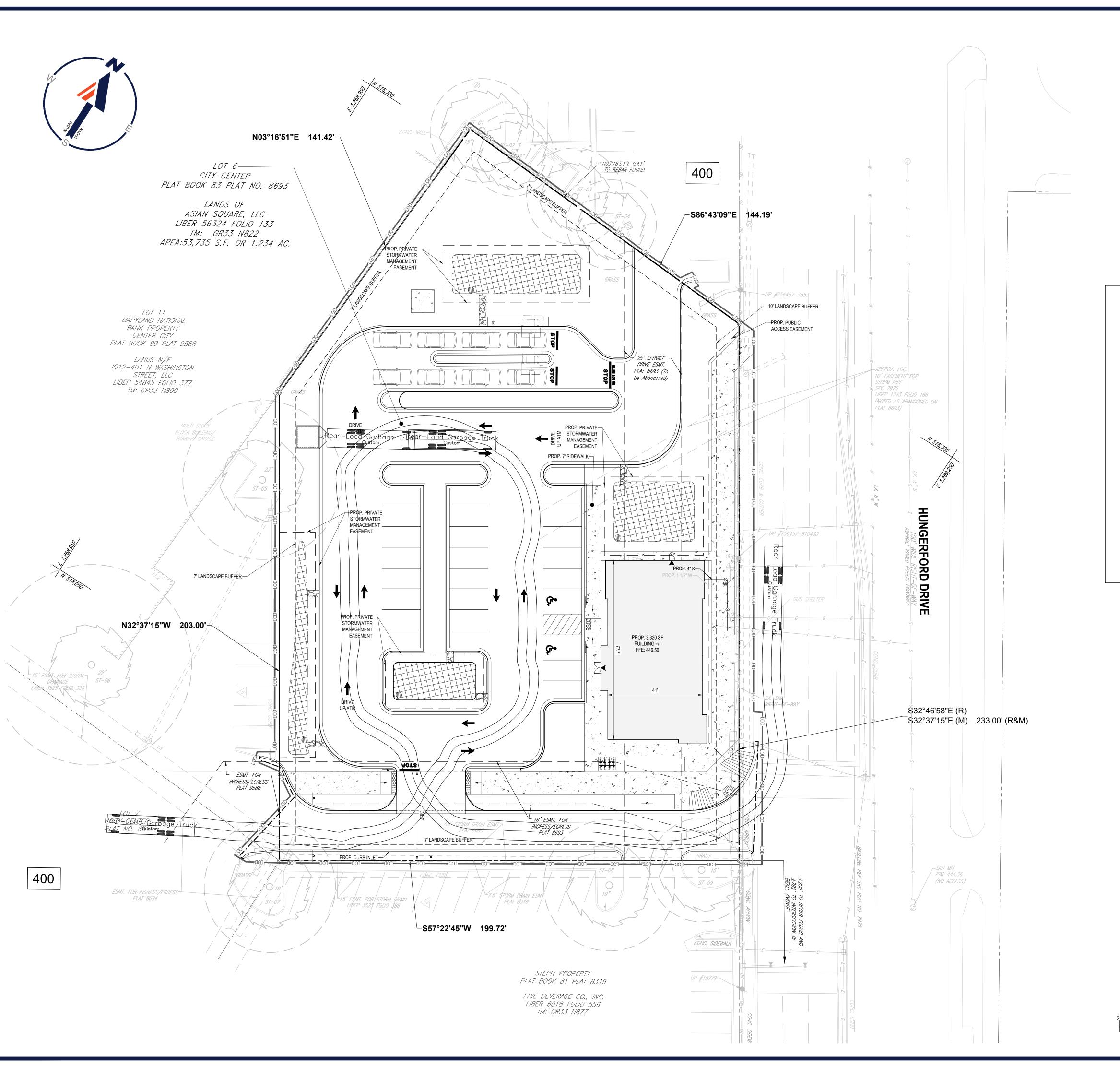


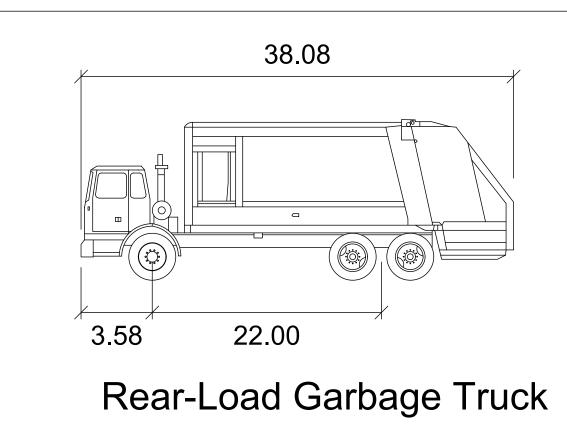
SHEET TITLE:

FIRE TRUCK **TURN**

SHEET NUMBER:

REVISION 2 - 01/23/20





feet

Width : 8.00
Track : 8.00
Lock to Lock Time : 6.0
Steering Angle : 33.3

NOT TO SCALE



REVISIONS			
EV	DATE	COMMENT	DRAWN BY CHECKED BY
1	10/14/19	PER DAWSON EXTENSION PROJECT	AJH NBS
2	01/23/20	NEW LAYOUT	AJH NBS



NOT APPROVED FOR CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: MB182094
DRAWN BY: AJH
CHECKED BY: NBS
DATE: 07/17/2019
CAD I.D.: SS0

PROJECT:

SITE PLAN

— FOR **——**

CHASE BANK

PROPOSED DEVELOPMENT

460 HUNGERFORD DRIVE MONTGOMERY COUNTY ROCKVILLE, MARYLAND ELECTION DISTRICT 4

BOHLER/

16701 MELFORD BLVD , SUITE 310 BOWIE, MARYLAND 20715 Phone: (301) 809-4500 Fax: (301) 809-4501 MD@BohlerEng.com



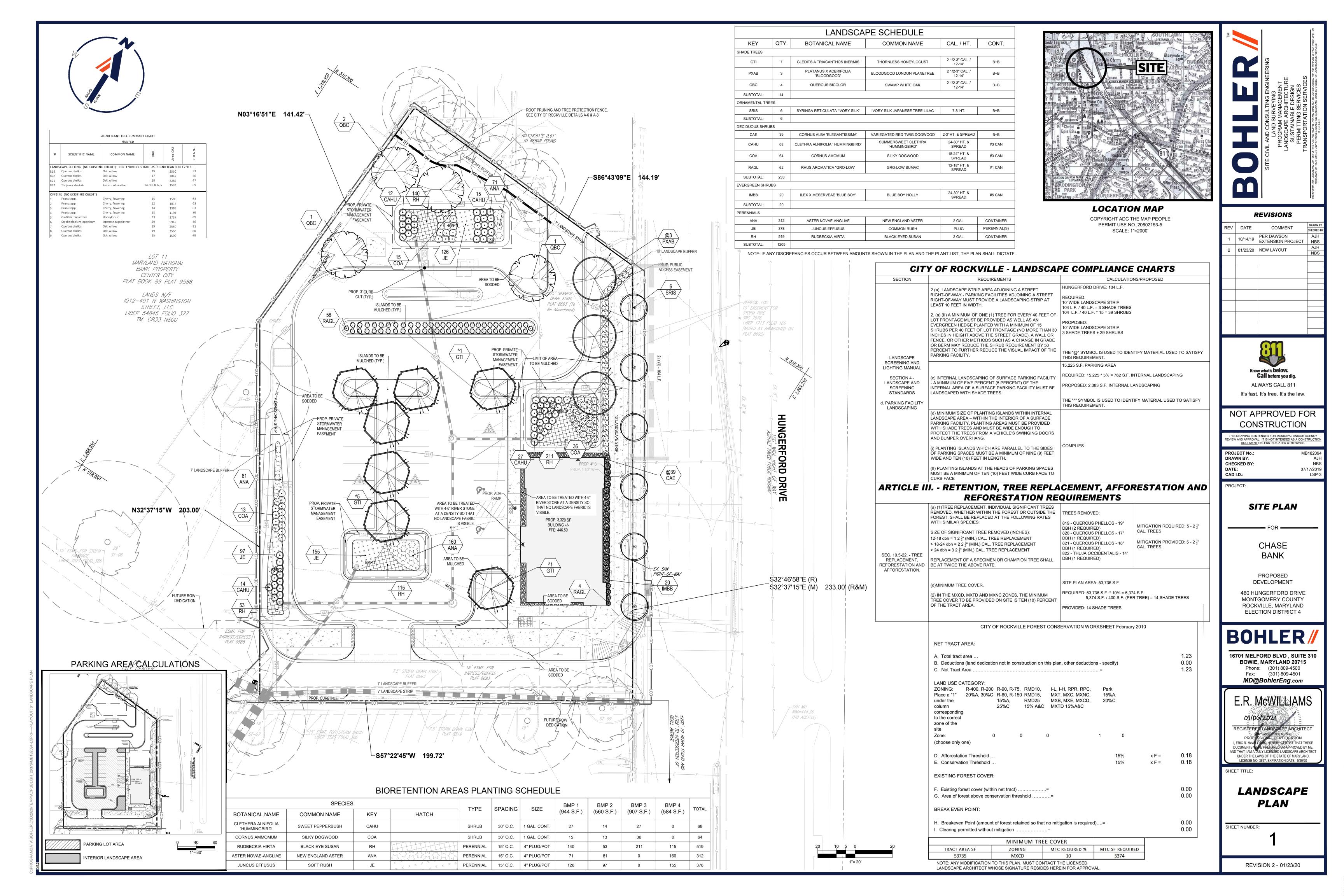
SHEET TITLE:

GARBARGE TRUCK TURN

SHEET NUMBER:

3

REVISION 2 - 01/23/20



LANDSCAPE SPECIFICATIONS

HE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT. UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR

- A. GENERAL ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.
- B. TOPSOIL NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS
- C. LAWN ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM SIX INCH (6") THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED WITHIN THE SOIL EROSION AND SEDIMENT CONTROL NOTES. 1.1. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED. 1.2. SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE/PEST FREE WITH A UNIFORM THICKNESS. 1.3. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.

1.1. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.

1.2. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY

E. PLANT MATERIAL

- 1.1. ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- 1.2. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL
- 1.3 PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.
- 1.4. TREES WITH ABRASION OF THE BARK, SUN SCALDS. DISFIGURATION OR FRESH CUTS OF LIMBS OVER 11/4" WHICH HAVE NOT BEEN COMPLETELY CALLUSED. SHALL BE REJECTED PLANTS SHALL NOT BE BOUND WITH
- WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. 1.5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH: WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF
- DISEASE, INSECTS, PESTS, EGGS OR LARVAE 1.6. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER. THE
- CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE 1.7. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE

1.8. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL B. GENERAL WORK PROCEDURES

LONGEST BRANCH

- A. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.
- B. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.

- A. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.
- B. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE
- C. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.

- A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. TREE PROTECTION WORK TO BE CONDUCTED BY A MD LTE/ISA CA. REFERENCE THE CITY OF ROCKVILLE, MD FORESTRY A-6 (TREE PROTECTION FENCE DETAIL), AND A-10 (TRUNK PROTECTION DETAIL).
- B. FOR TREE PROTECTION FENCING DETAIL, REFERENCE THE CITY OF ROCKVILLE, MD FORESTRY DETAIL A-6 (TREE
- . WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED. IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND
- D. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE

6. SOIL MODIFICATIONS

- A. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.
- B. LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.
- C. FOR SOIL AMENDMENT, REFERENCE THE CITY OF ROCKVILLE, MD FORESTRY DETAILS A-3 (ROOT PRUNING DETAIL), A-7 (SOIL REHABILITATION DETAIL), AND A-8 (ESTABLISHED TREE SOIL AERATION DETAIL).

- A. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE
- B. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL
- C. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.
- D. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.

- A. CONTRACTOR SHALL PROVIDE A SIX INCH (6") THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.
- B. ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED. STORED AND PROTECTED PRIOR TO CONSTRUCTION.
- C. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS
-). ALL PLANTING AND LAWN AREAS ARE TO BE CULTIVATED TO ADEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GERNAL WORK PROCEDURES SECTION ABOVE. REFERENCE THE "TILL METHOD" CITY OF ROCKVILLE, MD FORESTRY DETAIL A-7 (SOIL REHABILITATION DETAIL).
- E. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.

SEEDING SPECIFICATIONS

PRIOR TO SEEDING, CONSULT MANUFACTURER'S RECOMMENDATIONS AND

SEEDING RATES:

1/2 LB/1 000 SQ FT 1 LB/1.000 SQ FT 1 1/2 LBS/1.000 SQ FT 1 1/2 LBS/1,000 SQ FT

GERMINATION RATES WILL VARY AS TO TIME OF YEAR FOR SOWING. CONTRACTOR TO IRRIGATE SEEDED AREA UNTIL AN ACCEPTABLE STAND OF

- A. INSOFAR THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.
- B. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.
- C. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.
- D. ALL PLANTING CONTAINERS AND MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING.
- E. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD.
- F. FOR PLANT INSTALLATION. REFERENCE THE CITY OF ROCKVILLE. MD FORESTRY DETAILS A-1 (SHADE TREE PLANTING DETAIL, A-2 (EVERGREEN TREE PLANTING DETAIL), AND A-7 (SOIL REHABILITATION DETAIL).
- G. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB.
- H. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.

10. TRANSPLANTING (WHEN REQUIRED) A. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT.

- B. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.
- C. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND JUNE 30.
- D. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.

F. JE TRANSPLANTS DIE SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES

GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.

- A. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.
- B. SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER.
- C. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.

12. GUARANTEI

- . THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.
- B. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE. WITHOUT EXCEPTION.
- C. TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT THE 90 DAY MAINTENANCE PERIOD AS SPECIFIED HEREIN. CULTIVATION, WEEDING, WATERING AND THE
- D. LAWNS SHALL BE MAINTAINED THROUGH WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH,

NURSERY PLOT PRIOR TO

PLANTING MIX: -

BALLING AND BURLAPPING.

1 PART PEAT MOSS

SOIL CONDITIONS

OF PREPARED SOIL

PLANTING HOLE

INCORPORATE 2" OF PEAT INTO 6" OF-

PLANTING MIXTURE, AS SPECIFIED

MULCH

3" THICK LAYER OF

D= PROPOSED ON CENTER

SEE LANDSCAPE SCHEDULE

FOR FOR REQUIRED SPACING

(O.C.) SPACING

DARK BROWN DOUBLE

SHREDDED HARDWOOD

FINISHED GRADE

MINIMUM 6" TOPSOII —

BEFORE PLANTING, ADD 3 TO 4" $-\overline{}$

OF WELL-COMPOSTED LEAVES

AND RECYCLED YARD WASTE

TO BED AND TILL INTO TOP 6"

WIRE BASKET IF PRESENT. ANY

REMOVE THE TOP 1/3 OF THE -

AND ALL TWINE SHALL BE

REMOVED FROM THE SHRUB BEFORE BACKFILLING, BURLAP

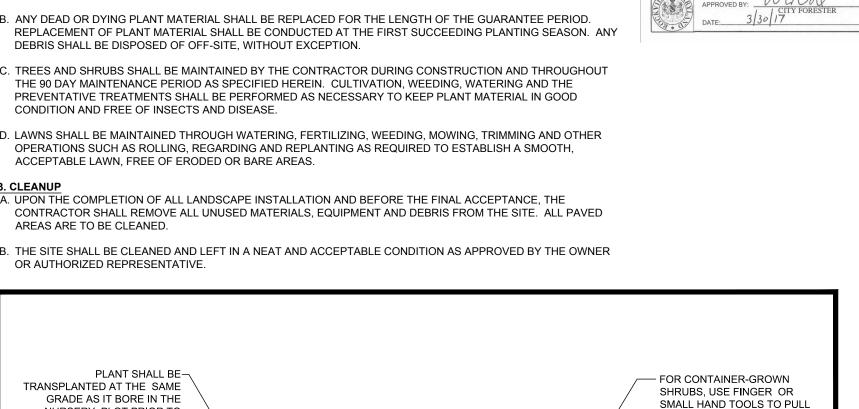
SHALL BE FOLDED BACK INTO

1 PART COW MANURE

PARTS TOPSOIL PLANTING

IIXTURE WILL CHANGE WITH

- CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.
- B. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.



REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT

DECIDUOUS AND EVERGREEN

SHRUB PLANTING DETAIL

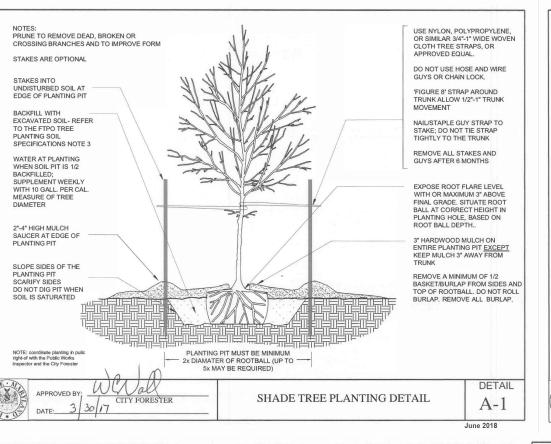
NOT TO SCALE

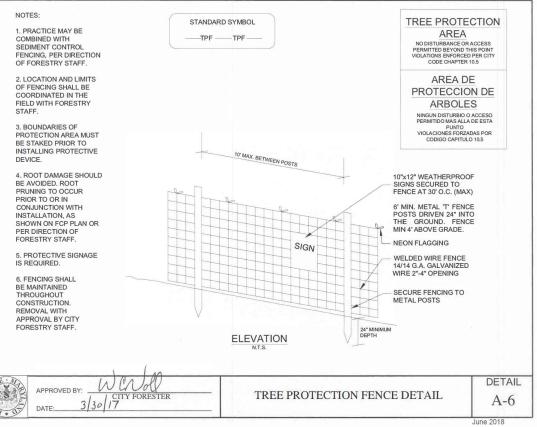
TYPICAL PERENNIAL AND GROUND COVER PLANTING

TYPICAL PERENNIAL AND GROUND COVER SPACING & LAYOUT

PERENNIAL/GROUND COVER PLANTING DETAIL

NOT TO SCALE





THE ROOTS OUT OF THE OUTER

LAYER OF POTTING SOIL: THEN

PERIMETER OF THE CONTAINE

CUT OR PULL APART ANY

ROOTS THAT CIRCLE THE

3" THICK LAYER OF DARK

SHREDDED HARDWOOD

SOIL SURFACE ROUGHENED

BROWN DOUBLE

FINISHED GRADE

PLACE SHRUB ON

BOTTOM OF HOLE

FIRM SOIL IN

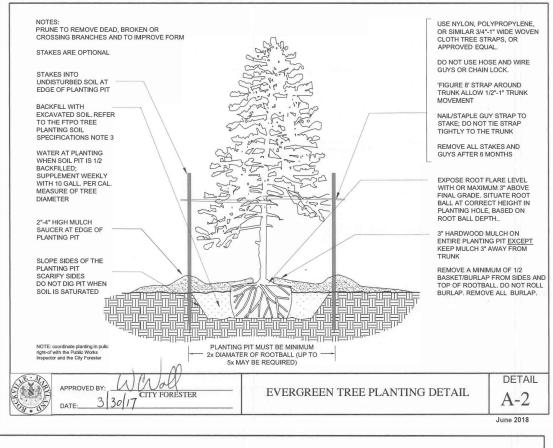
UNDISTURBED

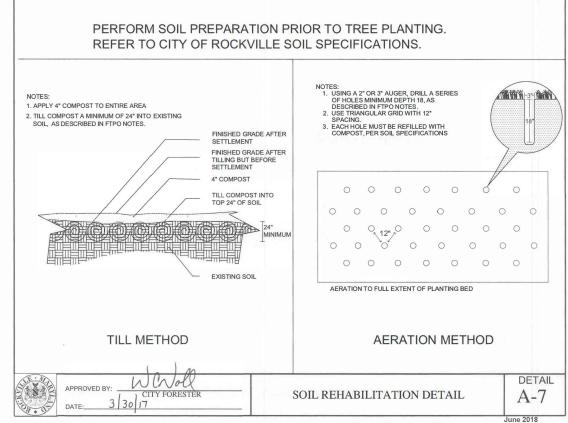
SUBGRADE

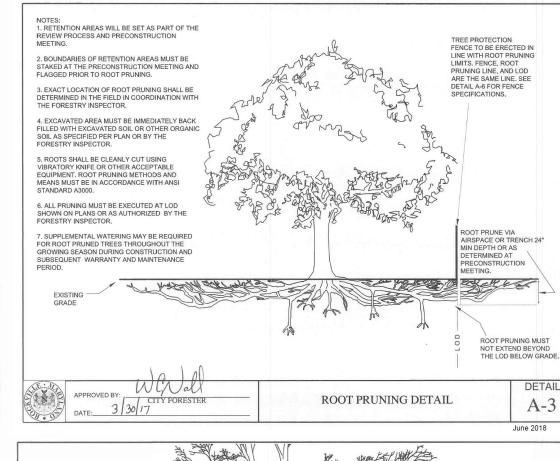
PLANT MATERIAL SPACED AS SPECIFIED.

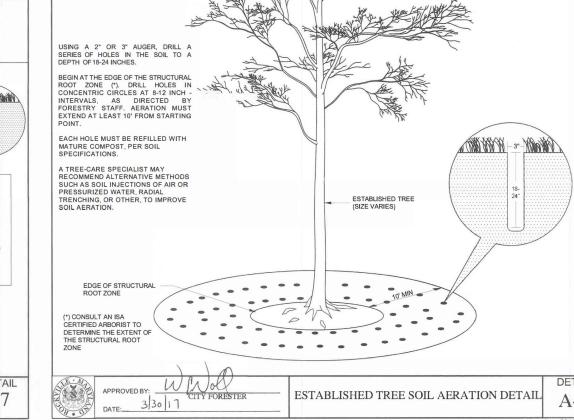
SEE LANDSCAPE SCHEDULE FOR PROPOSED

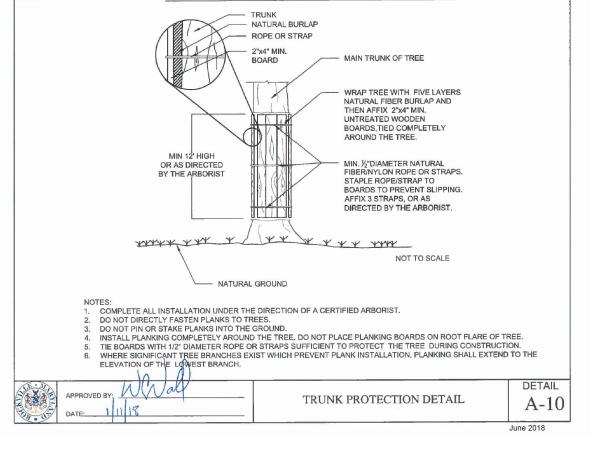
—EXISTING SUBSOIL













GENERAL NOTES

- 1. The Applicant is the entity for which the City of Rockville Department of Public Works (DPW) has issued a permit. For DPW projects where a permit is not applicable, the entity for which the City contract is issued shall be considered the Applicant in these notes. The Applicant is responsible for all contractors, agents, subcontractors or other entities completing work under this permit and/or approved plan.
- least 48 hours of notice to the following: City Project Inspector listed in the permit, City Forestry Inspector at 240-314-8713, if required by either a DPW and/or Forestry permit, and DPW Sediment Control Inspector at 240-314-8879, if required by permit
- 3. The Applicant must contact the following entities at least 48 hours prior to any excavation: City Department of Public Works Transportation Division at 240-314-8500 (traffic signal locates, red light cameras and speed cameras). City Utilities Section at 240-314-8567 (City water, sewer and storm drain locates) and Miss Utility at 1-800-257-7777 or other Miss Utility approved methods (WSSC, Pepco, Washington Gas, Verizon, Comcast, etc. locates). 4. Information concerning existing underground utilities was obtained from available records. The
- Contractor must determine the exact location and elevation of existing utilities by digging test pits at the utility crossings well in advance of trenching. If clearance is less than shown on this plan, contact the Professional Engineer who stamped the design plans before proceeding with construction. 5. Maintain a minimum one-foot vertical clearance between all City utilities crossing any other utility. Unless otherwise noted, maintain a five-foot horizontal clearance with between a City utility with any
- between City water and sewer mains 6. At the end of each day, all trenches shall be backfilled, all equipment secured and the area left in a safe condition. Steel plates are allowed to remain no longer than seven days. Plates are to be notched recessed) and pinned to the roadway. Plates must be large enough to allow a minimum of one-foot bearing on all four sides of the pavement surrounding the excavation. The steel plate requirements

other utility or structure. The only exception is that there shall be a ten-foot horizontal clearance

only apply to public streets. 7. The public road utility patch shall be in accordance with City Standard Detail #60, or as shown on the plans. All trenches in public streets shall be filled with compacted Graded Aggregate Base (GAB) from below the pavement to the top of the pipe embedment zone or to a depth of five-feet,

8. DPW normal working hours are Monday through Friday, except holidays, from 7 a.m. to 5 p.m. Th City observes the following holidays: New Year's Day, Martin Luther King's Birthday, President's Day, Memorial Day, Independence Day, Labor Day, Veterans' Day, Thanksgiving Day, Thanksgiving Friday and Christmas Day, and all days of general and congressional elections throughout the State. The Contractor will not be permitted to close lanes or do any work that requires the services of the City forces, outside of the normal working hours, unless listed in the permit or authorized by DPW in writing. However, the Contractor, with verbal permission of DPW may be permitted to work outside of the normal work hours for clean-up activities or other such items that do not adversely impact traffic, residents or City services.

- 9. Traffic must be maintained on all roadways within the construction area as directed by DPW. No lane closure shall be permitted between 7:00-9:00 A.M. or 3:30-6:00 P.M. Monday through Friday. An exception is that lane closures are permitted on secondary residential streets at any time during normal working hours. Deployment and design of all traffic control devices shall be in accordance with the latest edition of the Manual on Uniform Traffic Control Devises (MUTCD). If required, traffic control plans shall be reviewed and approved by the Chief of the Traffic and Transportation Division. DPW may suspend lane closure or other traffic controls at any time during, or in advance of, inclement weather events.
- 10. Sheeting and shoring is the total responsibility of the Applicant. A Professional Engineer licensed in the State of Maryland shall seal these drawings. Provide three copies to DPW for informational proposes only.
- 11. In addition to all City permits, the Applicant is responsible to ensure that all necessary Federal, State and/or Montgomery County approvals and/or permits have been obtained in association with this approved plan.
- 12. Shop drawings must be prepared and sealed by a Professional Engineer licensed in the State of Maryland prior to fabrication. The Professional Engineer who sealed the design plans (but not the shop drawings) must approve the shop drawings for conformance to the approved design. Provide three copies of approved shop drawings to DPW prior to construction. Standard pre-cast structures previously approved by the Maryland State Highway Administration, Montgomery County and Washington Suburban Sanitation Commission do not require a shop drawing submission. Use actual field soils data for design of pipes and structures. All pipes and structures in paved areas shall be designed for HS-20 vehicle loading.
- 13. Upon completion of construction, the Applicant shall provide three sets of red lined As-Built prints (24" x 36") for review and approval by DPW. The drawings must contain the original approval signatures and Professional Engineer's seal and signature (a scanned image of the original mylar is acceptable). The As-Built shall be sealed by a Professional Engineer or Professional Surveyor, as appropriate and must be licensed by the State of Maryland. The seal shall note that it is only for the As-Built and shall include an as-built certification acceptable to DPW. Upon receipt of written approval, the Applicant shall provide approved As-Built mylar drawings along with the original mylars (with all original signatures) to DPW prior to the release of the permit.
- 14. The Applicant must comply with the Montgomery County Noise Control Ordinance. Please refer to the Montgomery County Department of Environmental Protection at 240-777-7770 ask dep@montgomery countymd.gov, or www.montgomery countymd.gov/DEP.



NOT APPROVED FOR CONSTRUCTION

Call before you die

ALWAYS CALL 811

It's fast. It's free. It's the law.

REVISIONS

PER DAWSON 10/14/19 EXTENSION PROJECT

01/23/20 | NEW LAYOUT

COMMENT

REV DATE

REVIEW AND APPROVAL. <u>IT IS NOT INTENDED AS A CONSTRUC'</u>

<u>DOCUMENT</u> UNLESS INDICATED OTHERWISE. PROJECT No.: DRAWN BY:

CAD I.D.: PROJECT:

CHECKED BY:

SITE PLAN

CHASE

PROPOSED

ELECTION DISTRICT 4

BANK

DEVELOPMENT **460 HUNGERFORD DRIVE** MONTGOMERY COUNTY ROCKVILLE, MARYLAND

16701 MELFORD BLVD, SUITE 310 **BOWIE, MARYLAND 20715** Phone: (301) 809-4500 Fax: (301) 809-4501 MD@BohlerEng.com

RTHEICATION FREBY CERTIFY THAT THESE I. ERIC R. McWILL PREPARED OR APPROVED BY ME, DOCUMENTS WER AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITEC UNDER THE LAWS OF THE STATE OF MARYLAND

LICENSE NO. 3697, EXPIRATION DATE: 9/20/20

SHEET TITLE:

LANDSCAPE NOTES & **DETAILS**

HEET NUMBER

REVISION 2 - 01/23/20

- PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OF LL DEBRIS LARGER THAN 2" DIAMETER.
- INSTRUCTIONS.
 - PERENNIAI RYEGRASS KENTUCKY BLUEGRASS RED FESCUE SPREADING FESCUE FERTILIZER (20:10:10)
 - 14 LBS/1,000 SQ FT 90 LBS/1,000 SQ FT
 - COVER IS ESTABLISHED BY OWNER.

OWNER MAINTENANCE RESPONSIBILITIES

FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, UPKEEP, WATERING, AND TRIMMING OF ALL

- ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH
- VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE (OF ALL PAVED, TRAVEL SURFACES) ALONG AND WITHIN THE SIGHT LINES OF PARKING LOTS AND INGRESS-EGRESS WAYS.
- THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEES THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE

UPON OWNER'S (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO OTHERWISE INDICATED ON THE PLANS.

INSTALLED VEGETATION, PLANTS, TREE, BUSHES, SHRUBS, GRASSES, GRASS, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT

TREES WITHIN VEHICULAR SIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PAVED, TRAVELED SURFACES), OR AS

FALLEN PLANT FLOWERS. FRUIT. SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY

LIMITED TO. THE FOLLOWING: